



CITY OF DURHAM | DURHAM COUNTY
NORTH CAROLINA

ZONING MAP CHANGE REPORT



This item (Attachment 6) is a component of the 'RTP Global Mission Church' Annexation request (Case BDG1300016). Please refer to that case for additional details.

Meeting Date: December 16, 2013

Zoning Map Change Application Summary

Case Number: Z1300029A

Case Name: 5045 Chin Page Road

Request: Initial Zoning Request

Location: East of South Miami Boulevard, west of Page Road

Staff Summary

Staff determines that the applicant requests an initial zoning that is not the least intense zoning based on the Development Tier and size of the lot. Residential Rural (RR) would be the least intense zoning applicable for this site. A development plan has not been submitted for the subject parcel.

The applicant requests that City Council adopt the present county zoning of Industrial Light (IL). The tables below compare the present zoning (IL) and least intensive zoning (RR), as well as provide additional site information. Finally, Staff lists two alternatives for action on this request.

Table 1. District Requirements – IL

Requirement	Code Provision	Required
Minimum Site Area (acres)	6.10.1B.2	25,000 sq. ft.
Maximum Height (feet)	6.10.1B.2	50
Minimum Street Yard (feet)	6.10.1B.2	40
Minimum Side Yard (feet)	6.10.1B.2	30
Minimum Rear Yard (feet)	6.10.1B.2	25

Table 2. District Requirements for Least Intensive Zoning – RR		
Requirement	Code Provision	Required
Minimum Lot Area (square feet)	6.2.1.A.1	30,000
Residential Density (maximum)	6.2.1.A.1	1.4 (DU/Ac.)
Maximum Height (feet)	6.2.1.A.1	35
Minimum Street Yard (feet)	6.2.1.A.1	50
Minimum Side Yard (feet)	6.2.1.A.1	12 each side 30 both sides total
Minimum Rear Yard (feet)	6.2.1.A.1	25

Table 3. Environmental Protection			
Resource Feature	UDO Provision	Required- IL	Required - RR
Tree Coverage	8.3.1C	10%	20%
Stream Protection (buffer in feet)	8.5.4.B	50	50

Table 4. Project Boundary Buffers			
Cardinal Direction	Adjacent Zone	Required Opacity, IL-zoning	Required Opacity, RR-zoning
North	RR	.6/.8	0/0
East	IL & RR	.2/.4, .6/.8	.2/.8, 0/0
South	IL (D)	.2/.4	.2/.8
West	RR	.6/.8	0/0

Table 5. Road Impacts	
Affected Segments	Chin Page Road
Roadway Capacity (LOS D) (ADT)	13,300
Latest Traffic Volume (AADT)	2,200
Traffic Generated by Present Designation (average 24 hour)	*63
Traffic Generated by Proposed Designation (average 24 hour)	**82 (weekday) **330 (Sunday)
Impact of Proposed Designation	

Source of LOS Capacity: FDOT Generalized Level of Service Volume Table 4-1 (2012)

Chin Page Road: 2-lane City/County class II arterial with left-turn lanes

Source of Latest Traffic Volume: 2011 NCDOT Traffic Count Map

*Assumption- (Max Use of Existing Zoning) – 9,000 sq.ft. light industrial

** Assumption- (Max Use of Proposed Zoning) – 9,000 sq.ft. place of worship

Alternatives
Based on the information above, Staff presents the following two alternatives for the Council to consider:
Alternative A
If the annexation petition is approved, adopt the applicant's requested zoning, Industrial Light (IL)
Alternative B
If the annexation petition is approved, direct staff to initiate an initial zoning change to the least intensive zoning applicable to this site, Residential Rural (RR)